

45 CHARLES ST

MAYFAIR

45 CHARLES STREET, IS MAYFAIR REDEFINED.
IT TRANSCENDS TRADITIONAL DEVELOPMENT;
IT'S AN ARTISTIC ENDEAVOUR, A SYMPHONY OF
ELEGANCE AND EXCLUSIVITY ORCHESTRATED
WITH UNPARALLELED FINESSE.

MAYFAIR REDEFINED

With meticulous attention to every detail, 45 promises to reinvent the very fabric of luxury workspaces in London's most esteemed district. It's not just about creating spaces; it's about curating an experience, a sanctuary where refinement meets functionality. 45 Charles Street stands as a testament to timeless sophistication and uncompromising excellence.





PROMINENT BRITISH INTERIOR DESIGNER
FIONA BARRATT CAMPBELL HAS BEEN
COMMISSIONED TO DELIVER HER TIMELESS
DESIGN AETHETIC TO 45 CHARLES STREET.

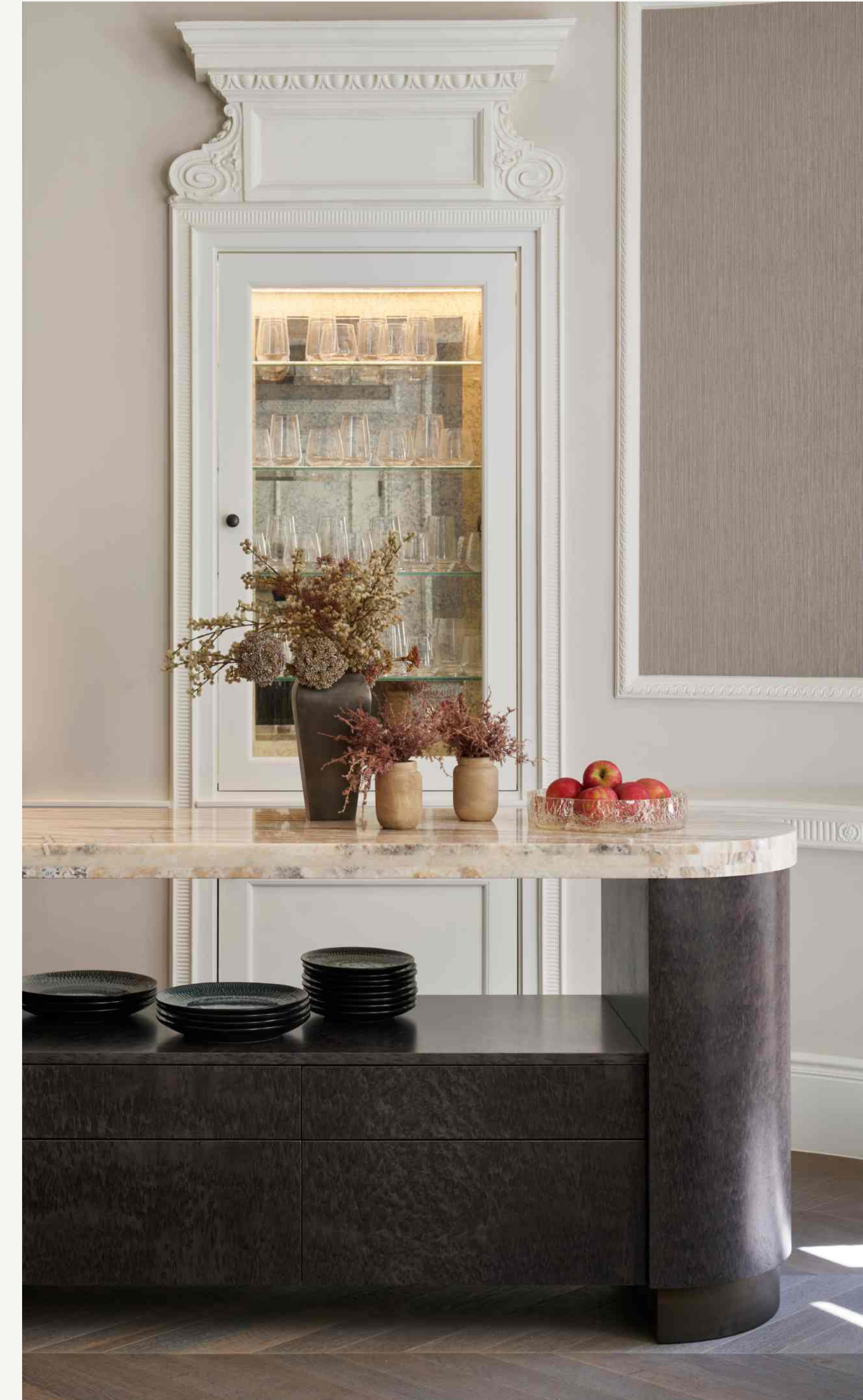
TIMELESS AESTHETIC

Barratt Campbell's signature style is characterised by her expert use of texture, colour and natural materials. She often blends contemporary elements with antique pieces, creating spaces that are extraordinarily elegant and sophisticated, combining modernity with timeless charm for a distinct and luxurious aesthetic.

AT 45 CHARLES STREET, THE FOCUS
EXTENDS BEYOND PHYSICAL SPACES
TO CURATING AN IMMERSIVE AND
TRANSFORMATIVE EXPERIENCE.

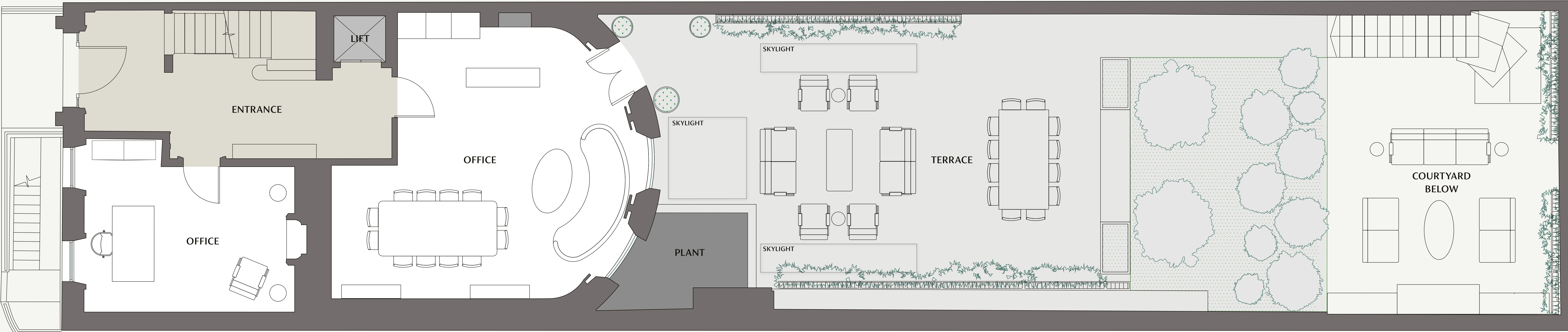
WORKSTYLE LIFESTYLE

The lower ground and ground floors will be delivered fully fitted and furnished. Here, workstyle and lifestyle combine in a design that harmonises classical elegance with contemporary innovation and styling, promising an unparalleled workspace experience.



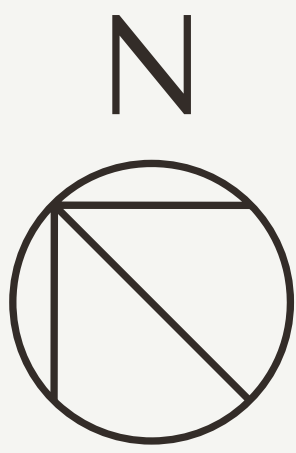
GROUND FLOOR

624 SQ FT_58 SQ M
NIA OFFICE



This boutique workspace is tailored for the most discerning individuals, offering an intimate setting that epitomises exclusivity and refinement.

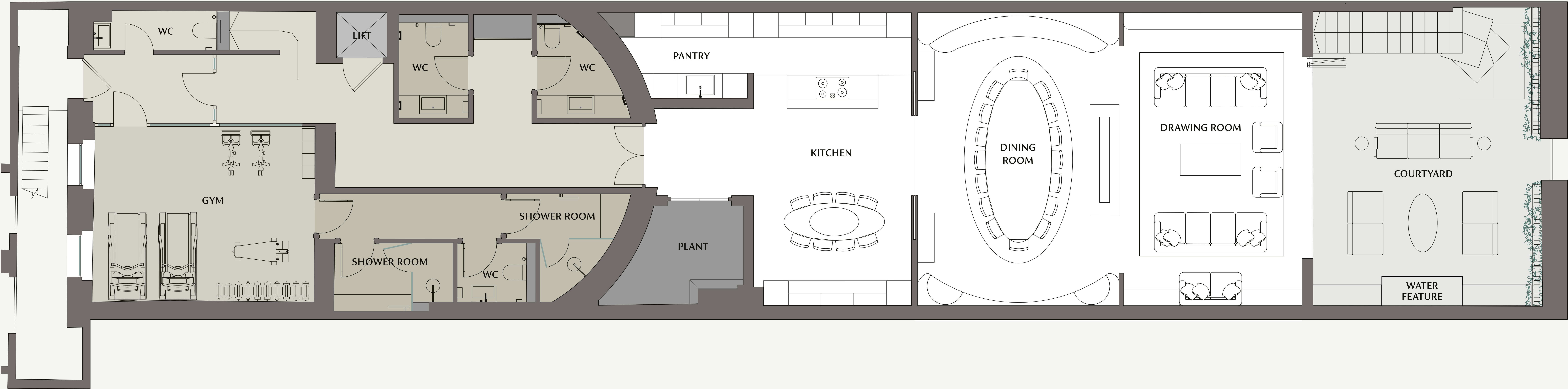
Not to scale. For indicative purposes only







LOWER GROUND
1,528 SQ FT_142 SQ M
NIA GYM AND EVENT SPACE



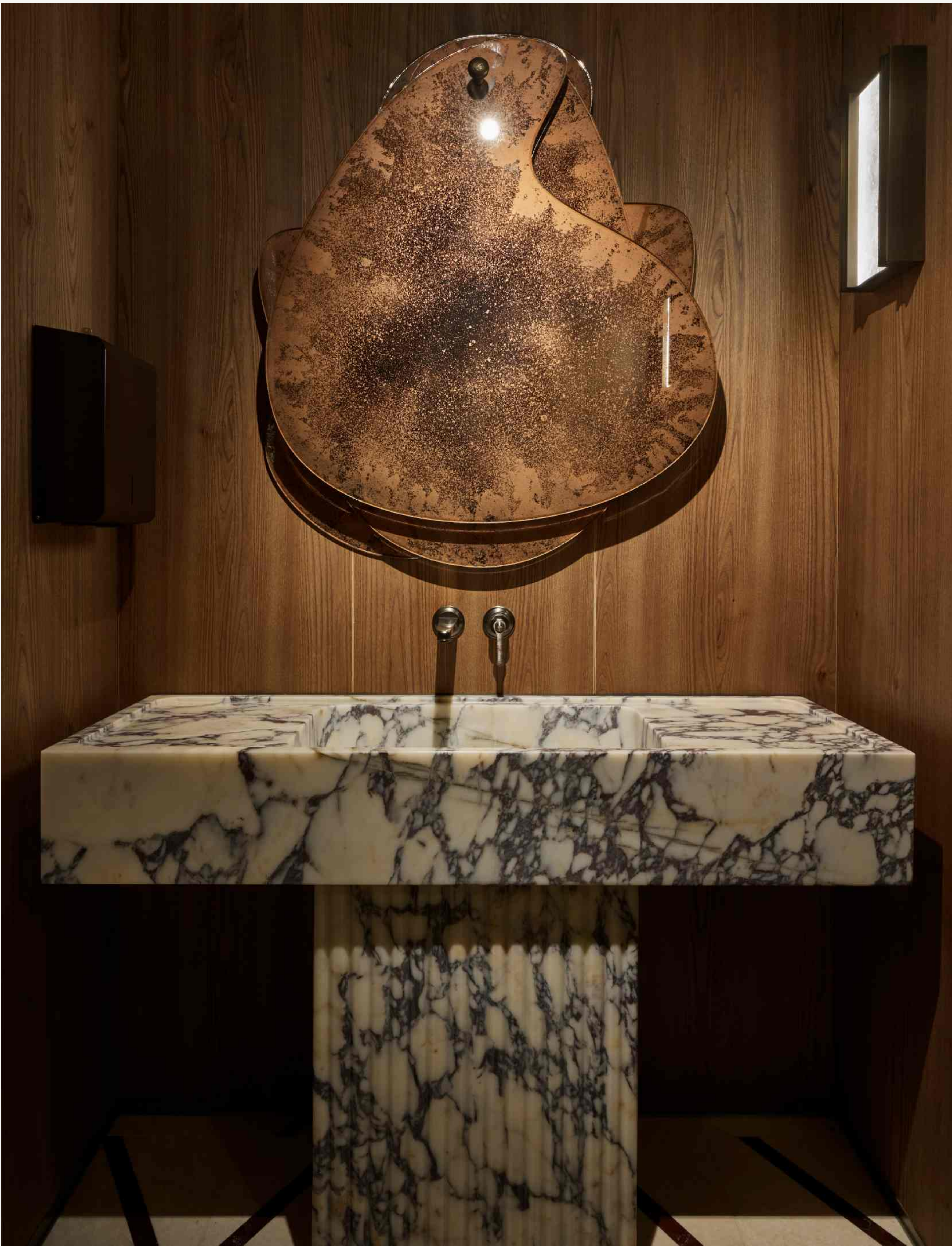
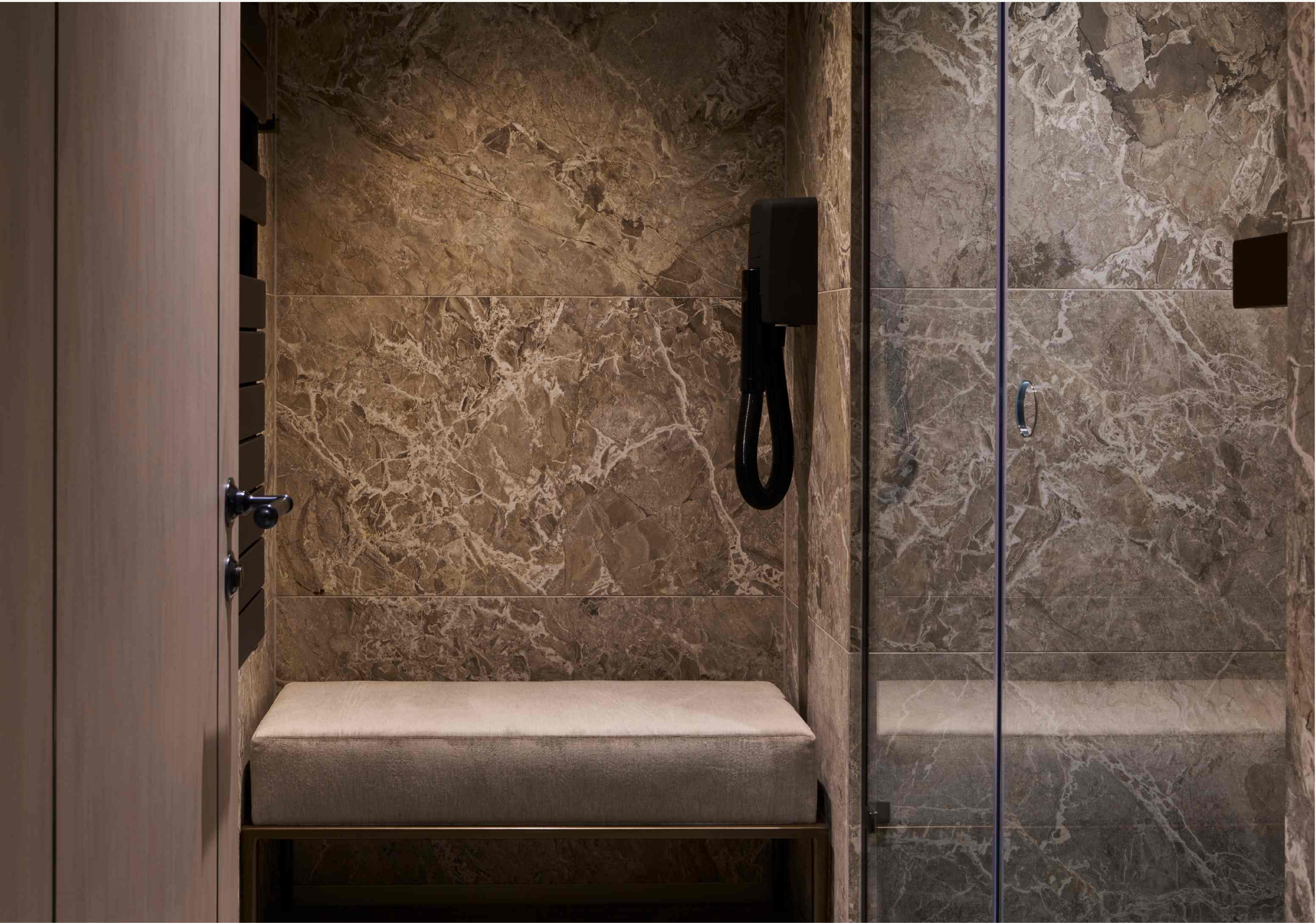
Fitness room, steam rooms, professional kitchen, gardens, dining and drawing rooms with exquisite finishes, fixtures and fittings, have been carefully curated to form an exceptional experience.











EXCEPTIONAL AMENITY

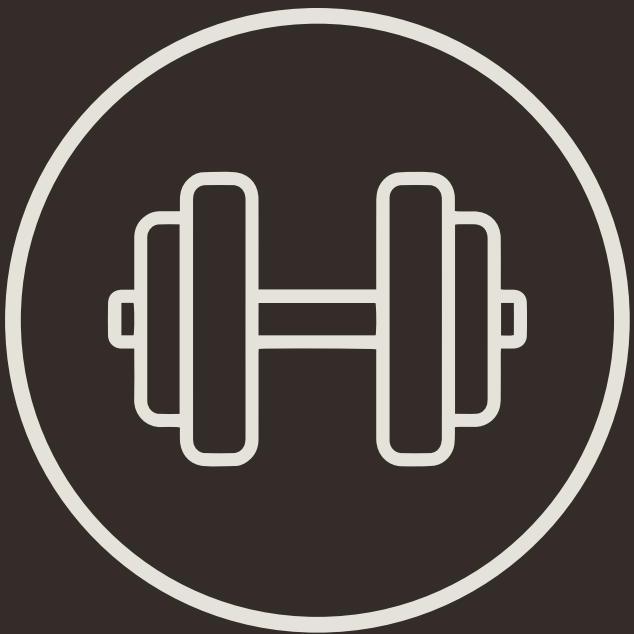
UPON ITS COMPLETION IN 2025, 45 CHARLES STREET WILL BE 4,542 SQ FT OF ELEGANCE AND A PARAGON OF EXCELLENCE WITH EXTRAORDINARY ATTENTION TO DETAIL. IT PROMISES AN UNPARALLELED EXPERIENCE THAT TRANSCENDS EXPECTATIONS AND ELEVATES THE MODERN WORKSPACE.



PRIVATE SPACE
DINING & DRAWING ROOMS



MEDIA CENTRE
STATE-OF-THE-ART



GYM
STEAM ROOM & SHOWERS



OFFICES
OVER FIVE LEVELS



KITCHEN
PROFESSIONAL FITTINGS



GARDENS
LANDSCAPED

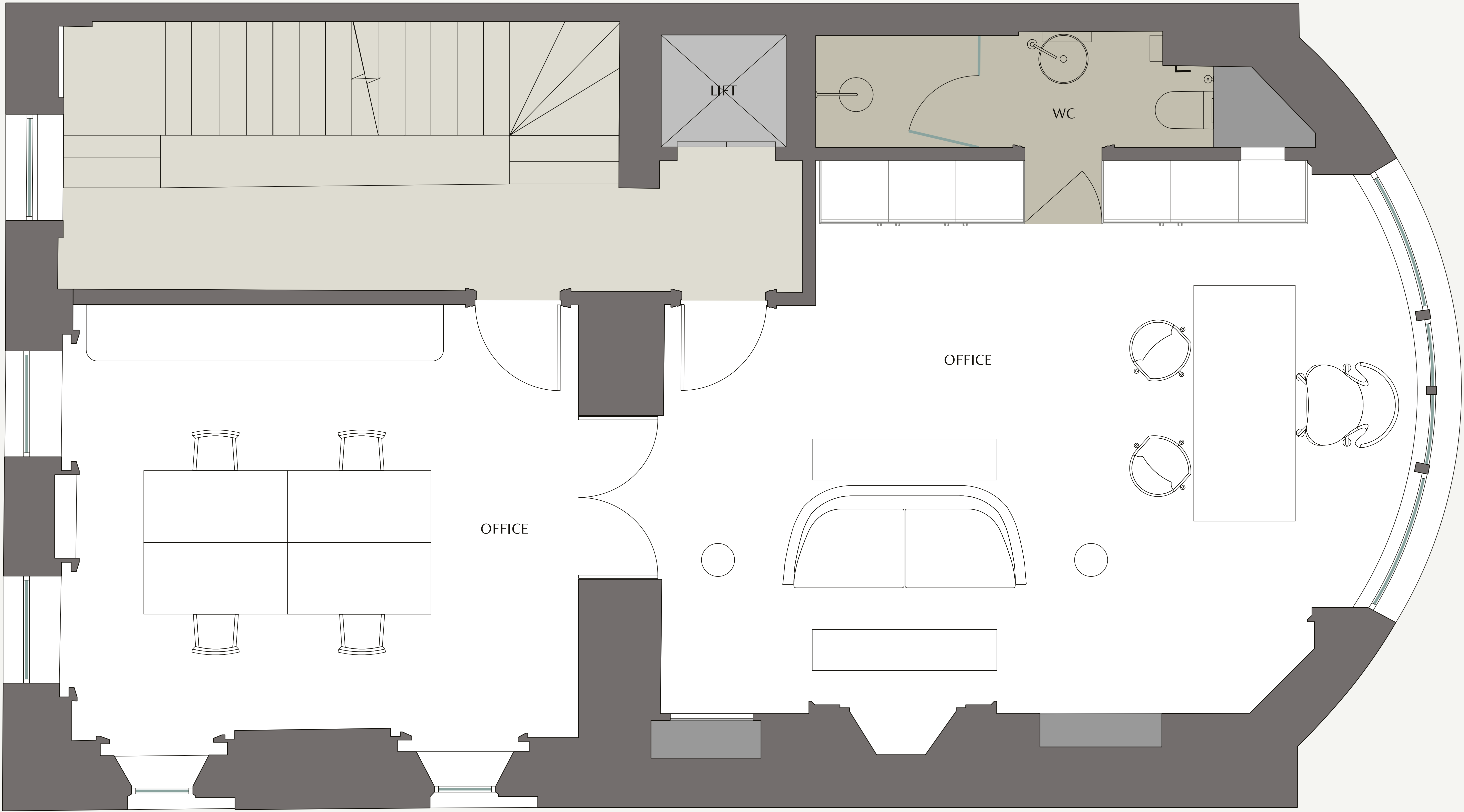
EXCEPTIONAL OFFICE FLOORS
ARE DESIGNED TO FOSTER
PRODUCTIVITY. SUPERB NATURAL
LIGHT AND TAILORED SURROUNDINGS
ENCOURAGE FOCUSED WORK AND
BESPOKE INTERACTIONS.

TAILORED WORKSPACE

FLOOR	SQ FT	SQ M
4	517	48
3	570	53
2	678	63
1	624	58
G	624	58
LG	1,528	142
TOTAL	4,542	422

Note: All areas are Net Internal Areas and will be verified on completion in accordance with the RICS Code of Measuring Practice.

FIRST FLOOR
624 SQ FT_58 SQ M
NIA OFFICE

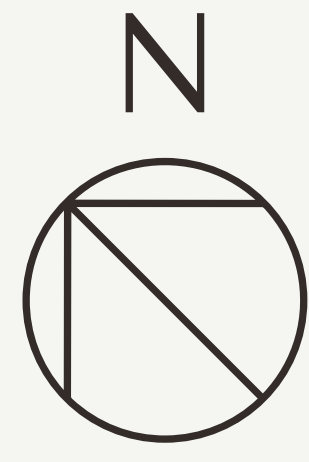
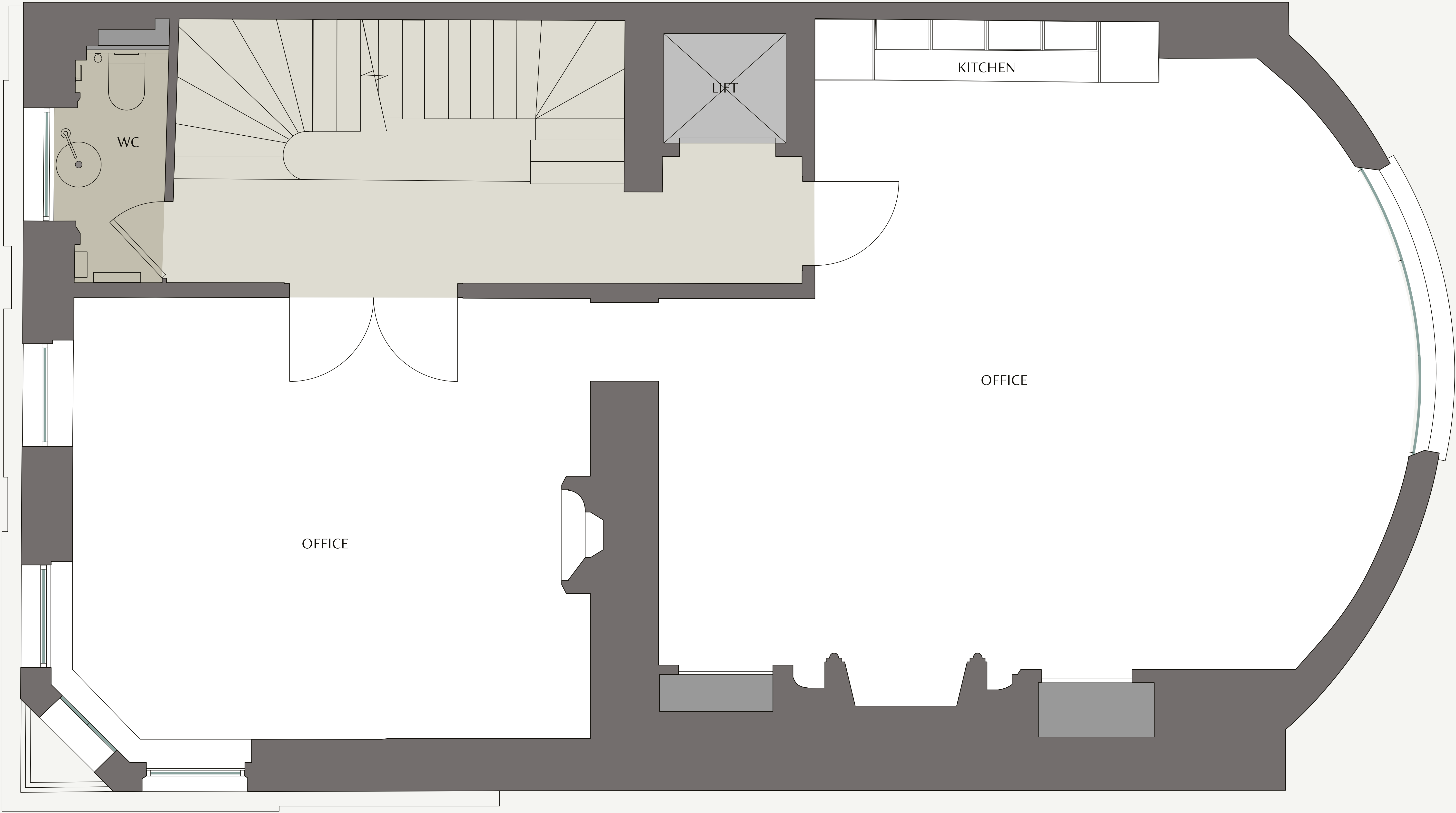






SECOND FLOOR

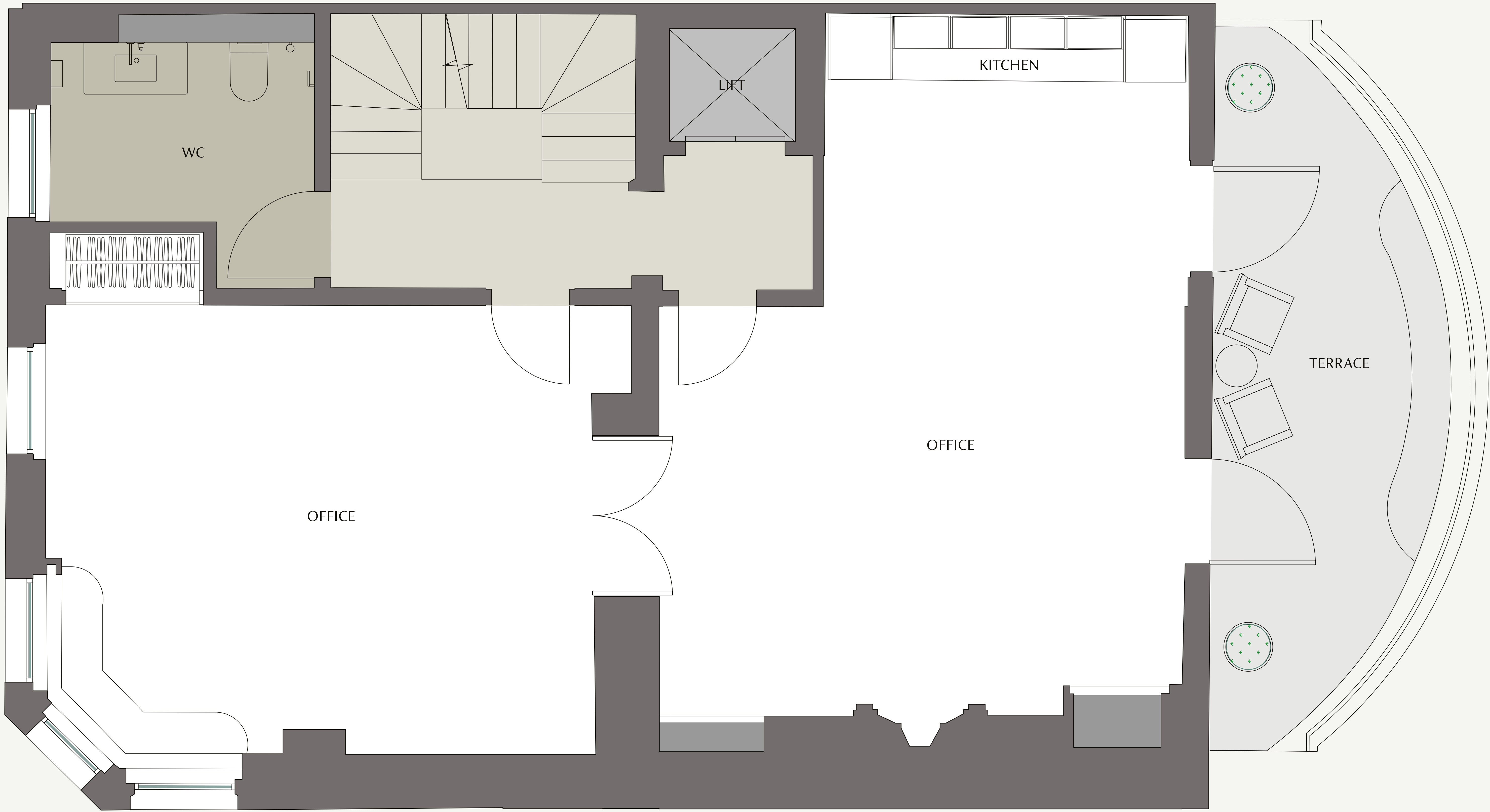
624 SQ FT_63 SQ M
NIA OFFICE



Not to scale. For indicative purposes only



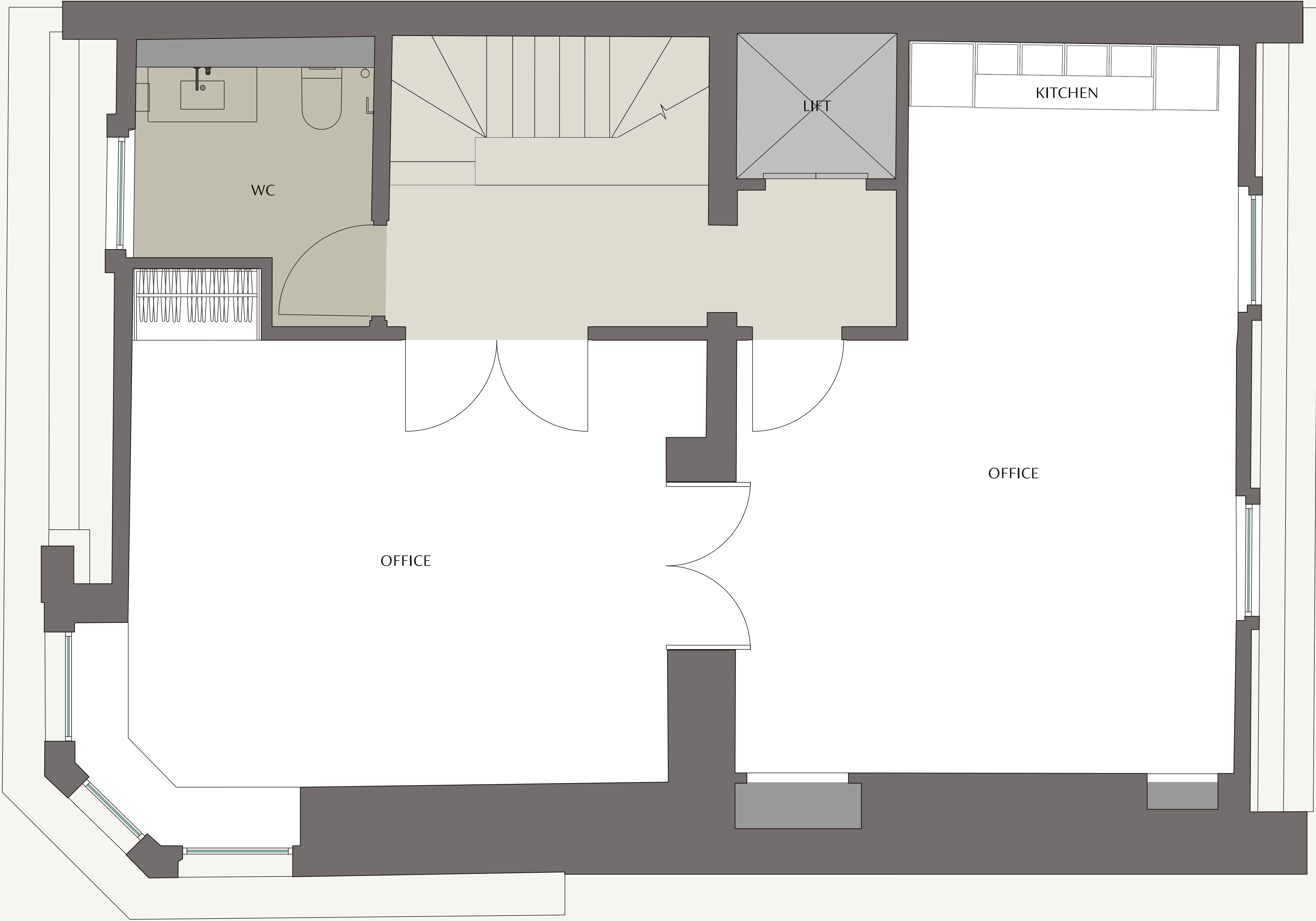
THIRD FLOOR
570 SQ FT_53 SQ M
NIA OFFICE





FOURTH FLOOR

517 SQ FT_48 SQ M
NIA OFFICE

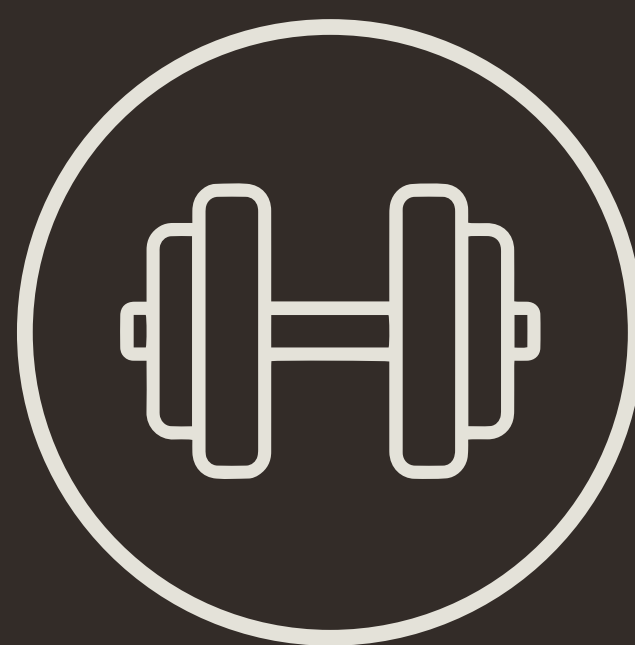




LOWER
GROUND



PRIVATE SPACE
DINING & DRAWING ROOMS



GYM
STEAM ROOM & SHOWERS



KITCHEN
PROFESSIONAL FITTINGS



GARDENS
LANDSCAPED

GROUND



OFFICES
FOR 6 PEOPLE



MEDIA CENTRE
STATE-OF-THE-ART



BOARD ROOM
FOR TWELVE



GARDENS
LANDSCAPED

UPPER
FLOORS



OFFICES
FOR 20 PEOPLE



MEETING ROOMS
OVER 4 LEVELS



TERRACE
THIRD FLOOR

PREMIUM ESG

45 CHARLES STREET HAS BEEN SENSITIVELY
DESIGNED TO ENSURE IT DELIVERS A
SUSTAINABLE SOLUTION THAT PUTS PEOPLE
AND PLANET FIRST. THIS BUILDING IS AN
EXEMPLAR IN MAYFAIR AND WILL BE THE
BEST OF ITS KIND ON COMPLETION.



EXCELLENT
TARGETED



'GOLD'
TARGETED



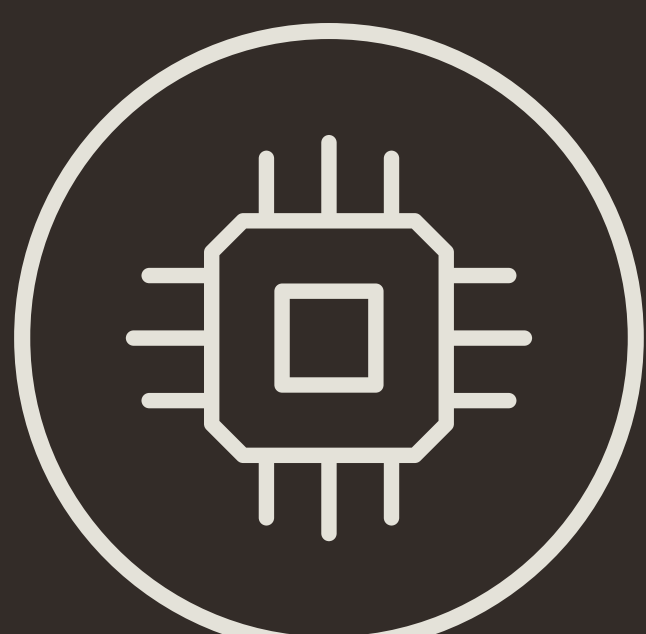
RATING 'B'
TARGETED



NET ZERO
CARBON IN OPERATION



100%
ELECTRIC

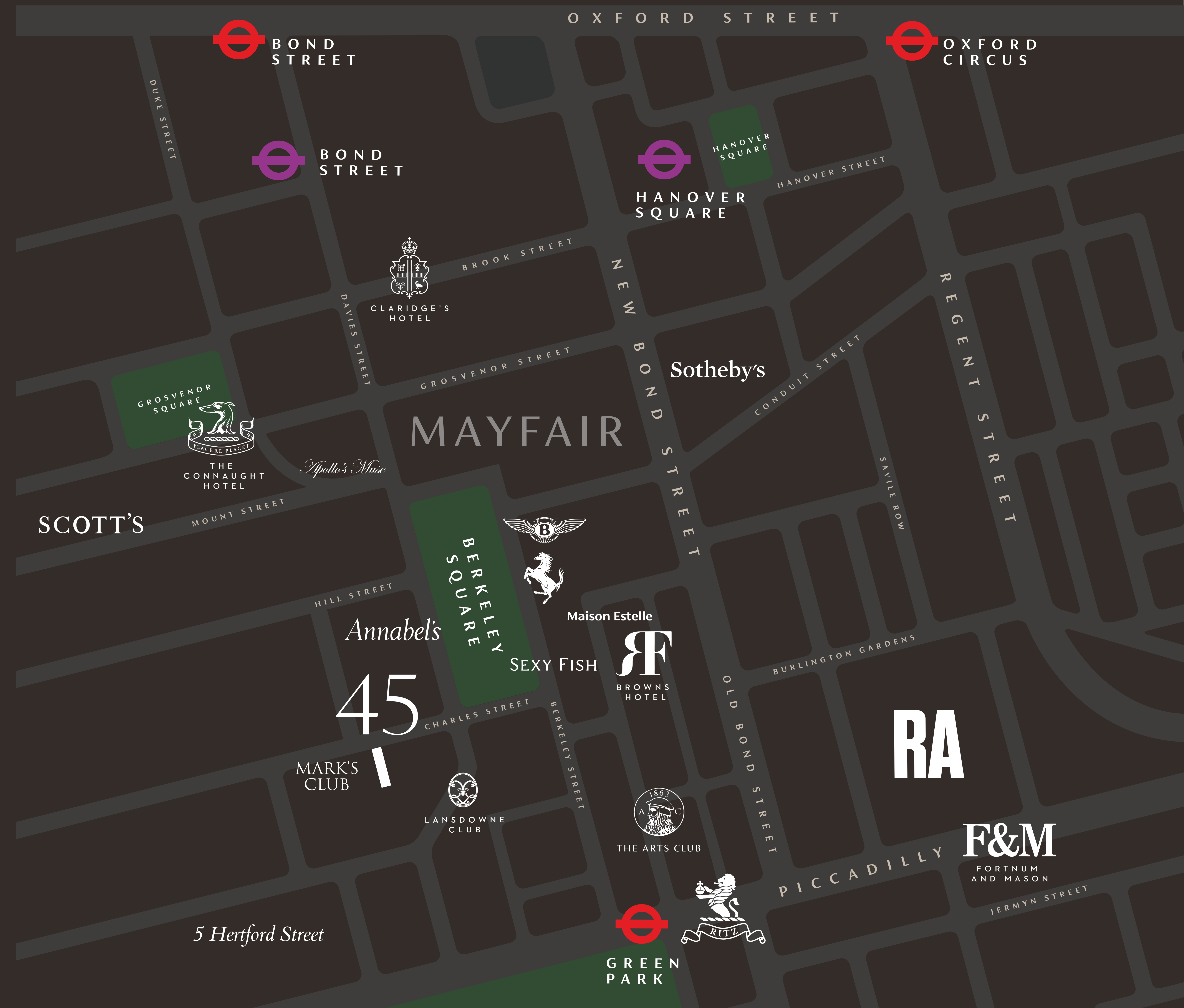


SMART
ENABLED

THE BERKELEY ESTATE OFFERS
A GLIMPSE INTO A WORLD OF
SOPHISTICATION AND DISCRETION
LIKE NO OTHER.

WORKSTYLE LIFESTYLE

Mayfair epitomises refined taste and unabashed opulence. It is a playground for the beau monde, where discretion is revered and every indulgence is catered for. Here, every corner holds a story, every building whispers a past and every experience is steeped in luxury. It truly stands as a symbol of London's unparalleled grandeur and allure.



CHARLES STREET, MAYFAIR IS AN ADDRESS
THAT EXUDES UNBOUNDED LUXURY AND
UNMATCHED STYLE.

UNMATCHED EXCLUSIVITY

It is central to a village that is synonymous with exclusivity; it is a haven for embassies, exclusive clubs, high-end boutiques, art galleries, and the world's most revered restaurants and hotels.



CHARLES STREET ATTRACTS COMPANIES AND PROFESSIONALS WHO SEEK TO ASSOCIATE THEIR BRANDS WITH MAYFAIR’S ELITE.

PRESTIGIOUS COMPANY

It is a place where power and prestige converge, making it a prime location for influential business. This is not just an address; it is a statement. It is a breathtaking display of grandeur; it is the quintessential embodiment of London.

CARLYLE



GEMCORP



Paul|Weiss

CONTACT



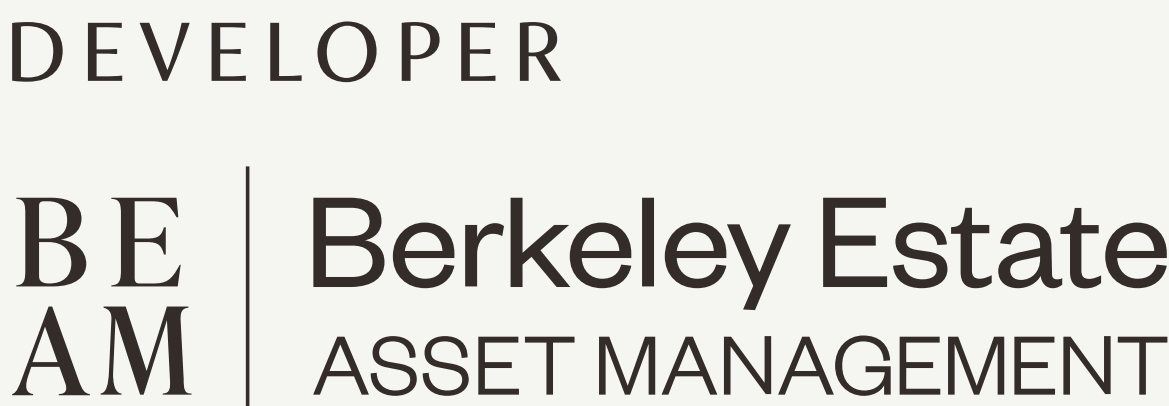
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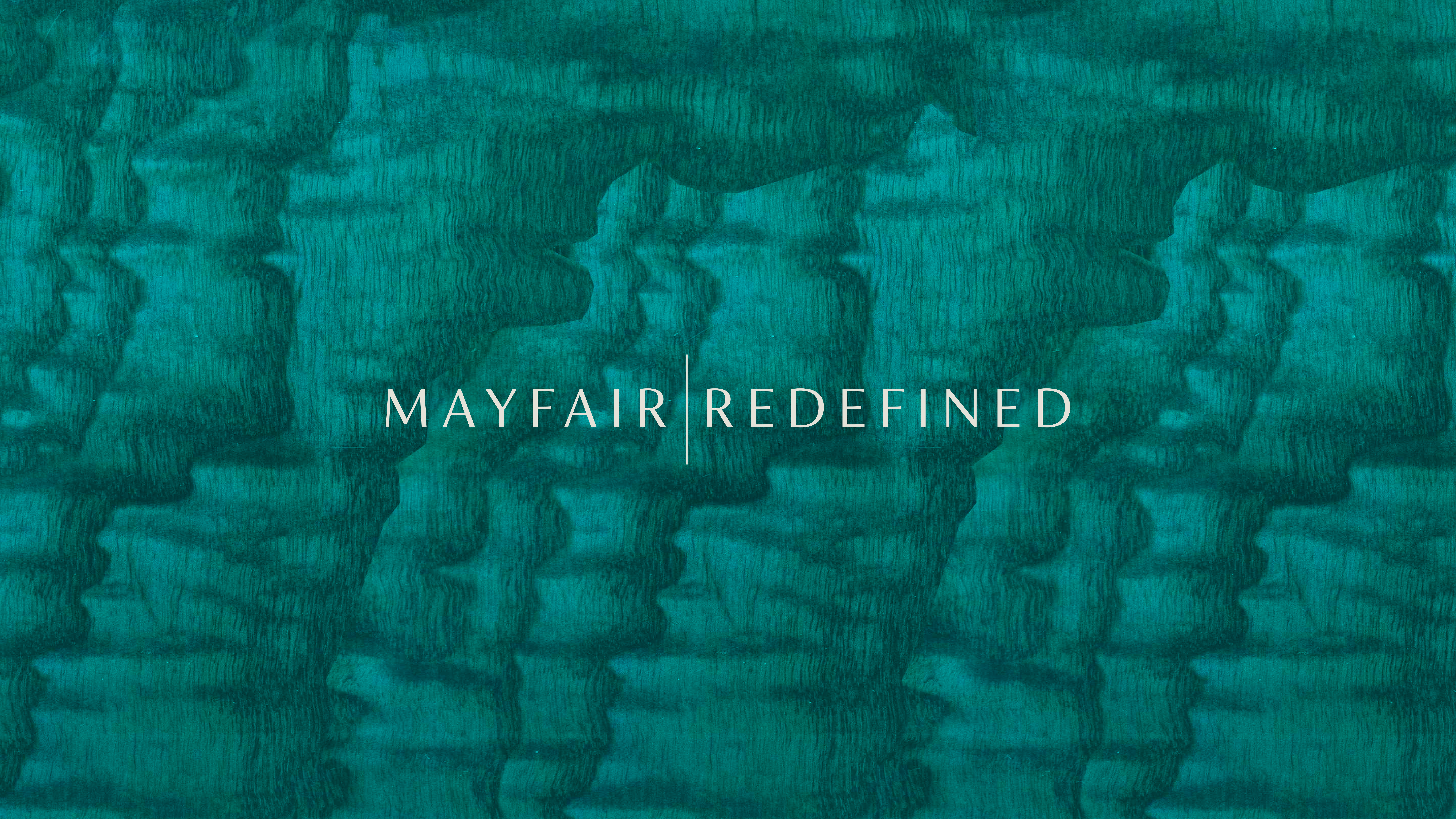
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Misrepresentation Act 1967 and declaration
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All images shown are indicative only.



MAYFAIR | REDEFINED